



1320 RXR Plaza  
Uniondale, New York 11556-1320  
Telephone 516.227.0700  
Fax 516.227.0777  
www.farrellfritz.com

ANTHONY S. GUARDINO  
PARTNER

Direct Dial (516) 227-0675  
Direct Fax (516) 336-2244  
aguardino@farrellfritz.com

Our File No.  
21983.101

May 20, 2010

**BY FAX AND REGULAR MAIL**

Anthony J. Aloisio, Planning Commissioner  
Town of Huntington  
100 Main Street  
Huntington, New York 11746

**Re: Avalon at Huntington Station  
East Fifth Street, Huntington Station, New York**

Dear Commissioner Aloisio:

As you know, this firm represents AvalonBay Communities, Inc. ("AvalonBay") in connection with its pending application to rezone a 26.58-acre site located on East Fifth Street in Huntington Station from R-7 Residence to the proposed Huntington Station Transit Oriented Development ("HSTOD") and construct a transit-oriented multi-family residential development to be known as Avalon at Huntington Station. I am writing to advise you that, based on consultations with Town of Huntington staff and the comments offered at the public hearing, AvalonBay recently reduced the total unit count and revised the unit mix proposed for its Huntington Station development.

Specifically, AvalonBay's revised plan proposes to reduce the total number of units from 530 units to 490 units and the modification in the unit mix (i.e., from 169 one-bedroom units, 274 two-bedroom units and 87 three-bedroom units for the 530-unit plan to 142 one-bedroom units, 244 two-bedroom units and 105 three-bedroom units for the 490-unit plan). The reduction in the number of units will eliminate at least one building and decrease the total number of parking spaces that will be constructed on the site which, in turn, will increase the amount of open space within the development. Notwithstanding the reduction in density, the development will continue to provide an unprecedented 25% market-restricted component, but the number of units in each market-restricted category has been adjusted slightly to 8% in the affordable category, 8 % in the workforce category and 9% in the moderate category.

In light of the revised unit mix, you have requested that AvalonBay evaluate how the proposed changes impact the projected number of school-aged children and traffic generation. With respect to the projected number of school-aged children, AvalonBay's planning consultant,

DIRECTOR	
DEPUTY DIR	
ASST. DIRECTOR	
AGENDA	
ADDED STARTER	
TECH	CORR.

2008-ZM-378

VHB Engineering, Surveying and Landscape Architecture, P.C., prepared an analysis of potential school-aged children generation and traffic impacts on behalf of AvalonBay.

With respect to the projected number of school-aged children, using the same methodology set forth on pages 126 through 132 of the voluntary Draft Environmental Impact Statement ("DEIS"), the projected range of school-aged children for the 490-unit plan, with the revised unit mix, would be between 78 and 99, which is less than the range projected for the 530-unit plan (i.e., between 81 and 103 school-aged children). Accordingly, the 490-unit plan will have less of an impact on the Huntington Union Free School District than the original 530-unit plan.

With respect to traffic, in accordance with the methodology utilized in the Traffic Impact Study included in the voluntary DEIS, the table below provides a comparison of the Institute of Transportation Engineers ("ITE") trip generation projections between the 490-unit plan and the 530-unit plan. According to ITE, the trip generation is not dependent on the bedroom mix, but rather on the total number of units. As can be seen, the trip generation for the 490-unit plan is expected to be lower than that of the 530-unit plan and, therefore, will have less of an impact on the Town's roadway system.

Trip Generation Comparison

Number of Units	AM Peak Hour	PM Peak Hour	Saturday Peak Hour
490 Units	243 trips	294 trips	250 trips
530 Units	266 trips	322 trips	273 trips

Based on the foregoing, there would be fewer school-aged children generated and fewer vehicle trips generated with the 490-unit plan than with the 530-unit plan, and accordingly, the associated impacts to the Huntington Union Free School District and the roadway system would be less than those identified in the voluntary Draft Environmental Impact Statement (although the overall conclusions therein remain valid).

As part of its transit-oriented development, AvalonBay is proposing a generous package of community benefits, public infrastructure improvements and off-site mitigation measures, totaling in excess of \$2.7 million dollars. Specifically, AvalonBay has committed to the following expenditures if its application is approved and the project is built:

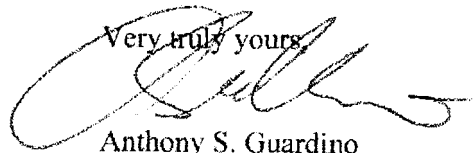
1. Enhancement payment to the Huntington Union Free School District in an amount up to \$1,500,000.
2. Monetary contribution of \$500,000 to be used for the construction of a community center, or other public use structure in the Huntington Station community.

3. Construction of an attractive, well-lit and safe pedestrian path from the proposed development to the LIRR train station, estimated to cost \$125,000.
4. Installation of a traffic signal at the intersection of Park Avenue and East Fifth Street as recommended by the Town's traffic engineering department, estimated to cost \$150,000.
5. Upgrade to an existing Huntington Sewer District pump station, estimated to cost \$250,000.
6. Construction of a bus stop/enclosure at the AvalonBay development (if requested by HART) to facilitate the use of HART bus service for AvalonBay residents and the surrounding community, estimated to cost \$25,000.
7. Monetary contribution of up to \$75,000 to Friends of the Huntington Train Station to be used to enhance the entrance to the Huntington Train Station and improve traffic and pedestrian safety, and install bike racks and/or bike lockers at the station for use by all Town residents in an effort to encourage the use of bicycles.
8. Monetary contribution of \$75,000 to Huntington Country Farms for property improvements, including enhancing the fence along East Fifth Street.
9. Monetary contribution of up to \$25,000 to the Family Service League to advance its charitable purposes and programs.
10. Monetary contribution of up to \$50,000 to various community organizations, such as the Huntington Chamber of Commerce. Avalon has also committed to a 5-year sponsorship of the Andy Forsberg Memorial Lacrosse Tournament to be held in the Town of Huntington in memory of Town-resident, Andy Forsberg.

I ask that you kindly distribute a copy of this letter to the members of the Town Board for their consideration. I also request that you notify the Suffolk County Planning Commission of the revisions to the HISTOD legislation and AvalonBay's proposed development plan.

Needless to say, if you have any questions or require additional information, please contact me.

Very truly yours,



Anthony S. Guardino

cc: Hon. Jo-Ann Raia, Town Clerk  
Thelma Neira, Esq., Deputy Town Attorney



# Farrell Fritz, P.C.

1320 RXR Plaza  
Uniondale, NY 11556-1320

---

Voice: 516.227.0700

Fax: 516.227.0777

<b>FROM:</b>	McNeil, Teri	<b>DATE:</b>	5/20/2010 - 12:59:31 PM
<b>PHONE:</b>	390	<b>CLIENT MATTER:</b>	21983 - 101

**PLEASE DELIVER AS SOON AS POSSIBLE TO:**

<b>RECIPIENT</b>	<b>COMPANY</b>	<b>FAX NO.</b>
1-631-351-3257		1-631-351-3257

Total number of pages excluding this cover page: 3  
If you do not receive all the pages, please call

---

**Re:** Tony Aloisio Fax

**PLEASE TAKE NOTICE:** This transmission is a privileged and confidential communication by an attorney to an intended recipient. Any dissemination of this communication is strictly prohibited. If you have received this document and are not the intended recipient, please notify us immediately by telephone, collect if necessary, for instructions to facilitate the return of this communication. Thank you for your anticipated cooperation.